



City of Seattle

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Gregory J. Nickels, Mayor

**Department of Design, Construction and Land Use**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

**Application Number:** 2300223

**Applicant Name:** Tyler Goodmanson

**Address of Proposal:** 8600 Delridge Way SW

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel into three unit lots. Proposed unit lot areas are: Parcel A) 4,327.1 square feet; Parcel B) 2,163.7 square feet; and Parcel C) 3,216.8 square feet. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The demolition of an existing detached garage and construction of two single family dwelling units with attached garage (existing single family dwelling to remain) was reviewed under Project #2207618.

The following approval is required:

**Short Subdivision** – To divide one parcel of land into three unit lots.  
(Chapter 23.24, Seattle Municipal Code).

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or  
involving another agency with jurisdiction.

## **BACKGROUND DATA**

### **Site & Area Description**

The subject property is located on the corner of Delridge Way SW and SW Cloverdale Street. The site measures approximately 9,707 square feet and is zoned Multi-family Residential Lowrise 2 (L2). Delridge Way SW is designated as an arterial and improved with curbs, gutters, and sidewalks on both sides of the street. SW Cloverdale Street is a two-lane paved street with curbs, gutters, and sidewalks. There is a gravel alley adjacent to the site. The site is currently occupied by a single-family residence. There are no mapped or observed City of Seattle designated environmentally critical areas on the site.

### **Area Development**

Zoning and development in the vicinity is mixed between single family and multi-family, but is characterized largely by the Multi-Family Residential, Lowrise 2 (L2) zone immediately north, south, and west of the property. Properties to the east (across the existing alley) are zoned Single-family 5,000 (SF5000). In combination, these areas are developed with single family and multi-family structures.

### **Proposal Description**

The applicant proposes to subdivide one parcel into three unit lots with the following lot areas: Parcel A) 4,327.1 square feet; Parcel B) 2,163.7 square feet; and Parcel C) 3,216.8 square feet in an L2 zone. DCLU project number 2207618, to demolish an existing detached garage, establish new parking for the existing single family residence, construct two single family residences, and establish use as three single family residences is being reviewed. Vehicular access to the site will be from the existing gravel alley via a shared ingress, egress, and utility easement.

### **Public Comments**

The public comment period for this proposal ended on February 26, 2003. One written comment was received raising concerns about providing adequate off-street parking on the subject site.

## **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The following findings are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Design, Construction and Land Use (DCLU); review from Seattle Public Utilities, Seattle Fire Department, and Seattle City Light; and review by the Land Use Planner.

1. *Conformance to the applicable Land Use Code provisions;*

The existing parent lot subject to this subdivision conforms to all development standards of the L-2 zone. The parent lot configuration provides adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards. The unit lots proposed by this subdivision conform to the standards for unit lot subdivisions (SMC 23.24.045) and other code provisions applicable to unit lot subdivisions. Any new development must conform to code requirements at the time of application.

2. *Adequacy of access for vehicles, utilities, and fire protection as provided in Section 23.53.005;*

Each of the proposed unit lots will have access onto an existing, improved alley via ingress, egress, utility easement along the south side of the parent lot. The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

Seattle City Light provides electrical service to the subject property and has indicated an easement is required. The easement identified in the Seattle City Light memorandum, dated March 13, 2003 and "Exhibit A to the City of Seattle Short Subdivision Number 2300223" shall be included on the final plat prior to recording.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

Sanitary Sewer: All new parcels are served by a public sanitary sewer (PSS) in Delridge Way SW and another PSS in the alley adjacent to the site. Proposed parcels B and C each include 3-foot wide "dog leg" to Delridge Way SW. Proposed parcels B and C must have a 6 feet wide sidesewer easement to have adequate access to the PSS in Delridge Way SW. Proposed Parcel C may be able to connect its sanitary sidesewer to the PSS in the alley, but the short plat does not provide an easement for proposed Parcel B. The easements should be added to the face of the short plat prior to recording.

Drainage: Stormwater runoff from new construction will discharge to the public storm drain (PSD) in SW Cloverdale St.; stormwater discharge may not be to any of the available PSSs. The short plat includes a 1-foot strip for proposed Parcel A along SW Cloverdale St., which precludes discharge from proposed Parcels B and C unless easements are provided across this strip. The Plan review requirements were made at the time of construction permit review in accordance with any applicable stormwater ordinances in effect at that time.

Seattle Public Utilities reviewed the unit lot subdivision application and Water Availability Certificate No. 2003-0122 was issued on February 6, 2003.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed unit lot subdivision meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. Address signage shall be posted such that addresses for all units are visible from Delridge Way SW or SW Cloverdale Street. An easement or covenant shall be recorded with the final plat to ensure that the address signage is maintained. The public use and interests are served by permitting the proposed division of land.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*

The subject site is not located within a mapped or observed environmentally critical area (ECA) as set forth in SMC 25.09.020.

6. *Is designed to maximize the retention of existing trees;*

Not applicable, as the development of the subject site is permitted by approval of the associated building permit.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Pursuant to SMC 23.24.045, sites developed or proposed to be developed with townhouses, cottage housing, clustered housing, or single-family housing may be subdivided into individual nonconforming unit parcels if development as a whole on the parent lot meets applicable Land Use Code development standards. To assure that future owners have constructive notice that additional development may be limited due to nonconformities; the following statement shall be required to be included as a note on the final short subdivision: *The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.*

## **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

## **CONDITIONS - SHORT SUBDIVISION**

### Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.
2. Add the conditions of approval to the face of the plat.
3. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (as described in Exhibit "A," P.M. #240336-1-0009) on the final short subdivision.
4. Provide a sewer easement for proposed Unit Lots B and C to have adequate access to the PSS in Delridge Way SW.
5. Provide a drainage easement across proposed Unit Lot A granting access to PSD in SW Cloverdale St. for the benefit of proposed Unit Lots B and C.
6. Add the following note to the face of the plat: *"The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code."*
7. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress and utility easements.
8. Record an easement or covenant with the final plat to ensure that address signage is provided and maintained in a visible location.
9. Provide pedestrian easements over Unit Lot A to connect Unit Lots B and C to SW Cloverdale St.

Signature: (signature on file) Date: June 30, 2003  
Marie N. Kanikkeberg, Land Use Planner  
Department of Design, Construction and Land Use